

South Arrow Ranch

628± acres | \$16,014,000 | Horseshoe Bay, Texas | Blanco County



Chas. S. Middleton

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

Est. 1920

South Arrow Ranch

We are honored to have been chosen as the exclusive brokers for the marketing of the South Arrow Ranch located in the northwest portion of Blanco County, Texas. The property consists of 628± acres in the highly sought-after portion of the Texas Hill Country. The property has approximately 1½ miles of Smith West Ranch Road frontage and is less than ¼ mile south of FM 962 in an area that is highly desirable with its location to the Texas wineries and golf courses at Horseshoe Bay. Lake LBJ is also located in this area and is a favorite since it is a constant-level lake. There is a 7,500 sq.ft. main barn/shop, 150/gpm water well, hunter's cabin, two ponds, numerous ranch roads, beautiful oak trees, and 1/2 mile of Walnut Creek running through it.

The ranch has excellent development opportunities, home building sites, county road frontage, and is high fenced with water piped around the ranch. This is truly a remarkable piece of property in an area that rarely comes on the market in the Texas Hill Country.

Location

The South Arrow Ranch is located between Fredericksburg, Llano, Marble Falls, and Johnson City. It is also close to Horseshoe Bay Resort Airport, numerous golf courses, Lake LBJ, the new Baylor Scott and White Hospital, and Texas wine country. This area has an excellent climate and an annual rainfall of 35" per year. The ranch is located on Smith West Ranch Road just south of FM 962 in a very sought-after portion of this part of Texas.

The property is also in close proximity to several towns and cities for shopping, day trips, or a quick get-a-way.

Fredericksburg • 48 miles
Marble Falls • 17 miles
Llano • 27 miles
Johnson City • 18 miles
Austin • 55 miles
San Antonio • 81 miles
Horseshoe Bay • 7 miles







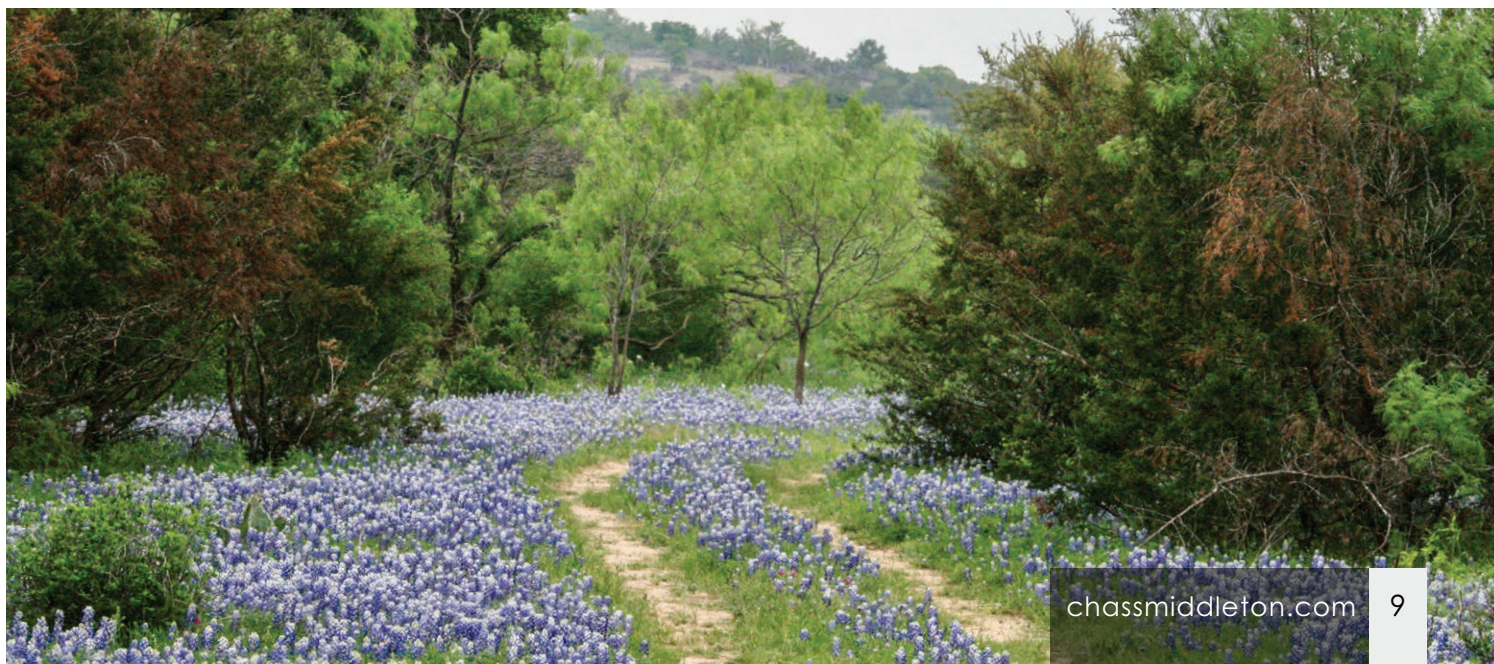
Water Features

The South Arrow Ranch is considered well watered with two ponds, ½ mile of Walnut Creek and a water well that pumps approximately 150 gpm. This water well is an exceptional well for this portion of Texas and has water lines piped across the ranch for livestock and wildlife.









Improvements

The ranch is completely high-fenced and also has some cross-fencing.

The property has a 75' X 100' shop/barn with a total square footage of 11,000 sq. ft. This structure features concrete floors, electricity, water, and is insulated.

There is a 1/BR, 1/BTH hunter's cabin located outside of the 35' X 100' barn with horse stalls, numerous ranch roads, and a small riding arena for the horseman.









Hunting • Wildlife • Recreation

The South Arrow Ranch is an exceptional hunting ranch for whitetail deer, turkey, dove, quail, and hogs. The two ponds are stocked with fish and could offer the new owner opportunities for migratory bird hunting. The ranch has horse facilities (stalls and pens), an arena, and plenty of places to ride your horses.

The ranch has great places to ride ATVs and explore the beauty of this rare piece of property. The property offers several opportunities to enjoy the different outdoor activities for the family.









Resources

The ranch is being offered for sale with all oil, gas, and mineral interest owned by Seller. All wind energy, solar energy, and rights associated with alternative production will also convey to Buyer at closing.

Price

\$16,014,000 • \$25,500 per acre



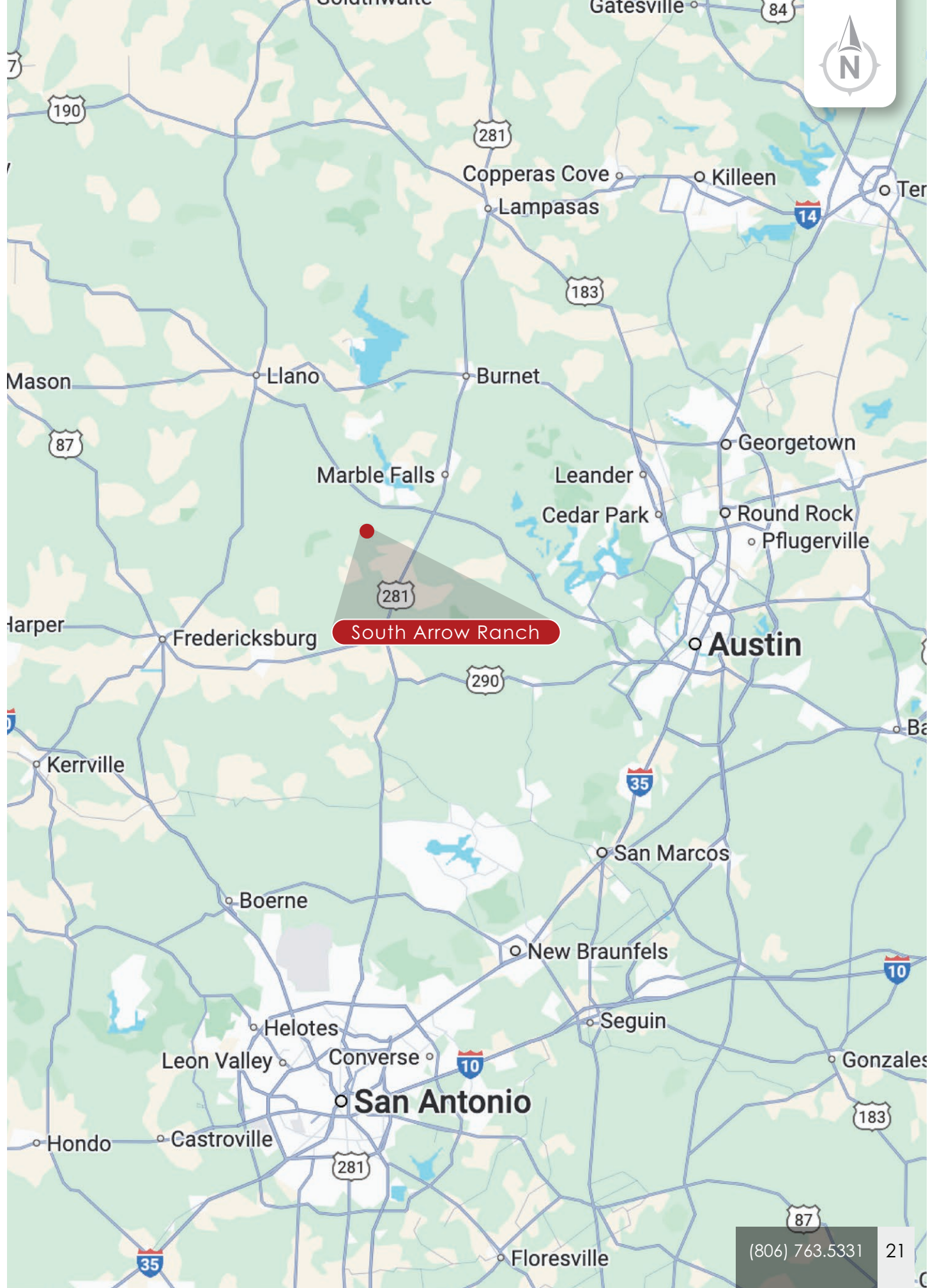
Remarks

The South Arrow Ranch is a rare piece of property to come on the market in this area of the Texas Hill Country, with approximately 1½ miles of Smith West Ranch Road frontage, an exceptional water well, and Walnut Creek, making this ranch a great future development opportunity or a great family retreat.

Please give Dane Mount a call at 940-839-6247 or email dane@csmandson.com to schedule your private showing of this rare piece of property.

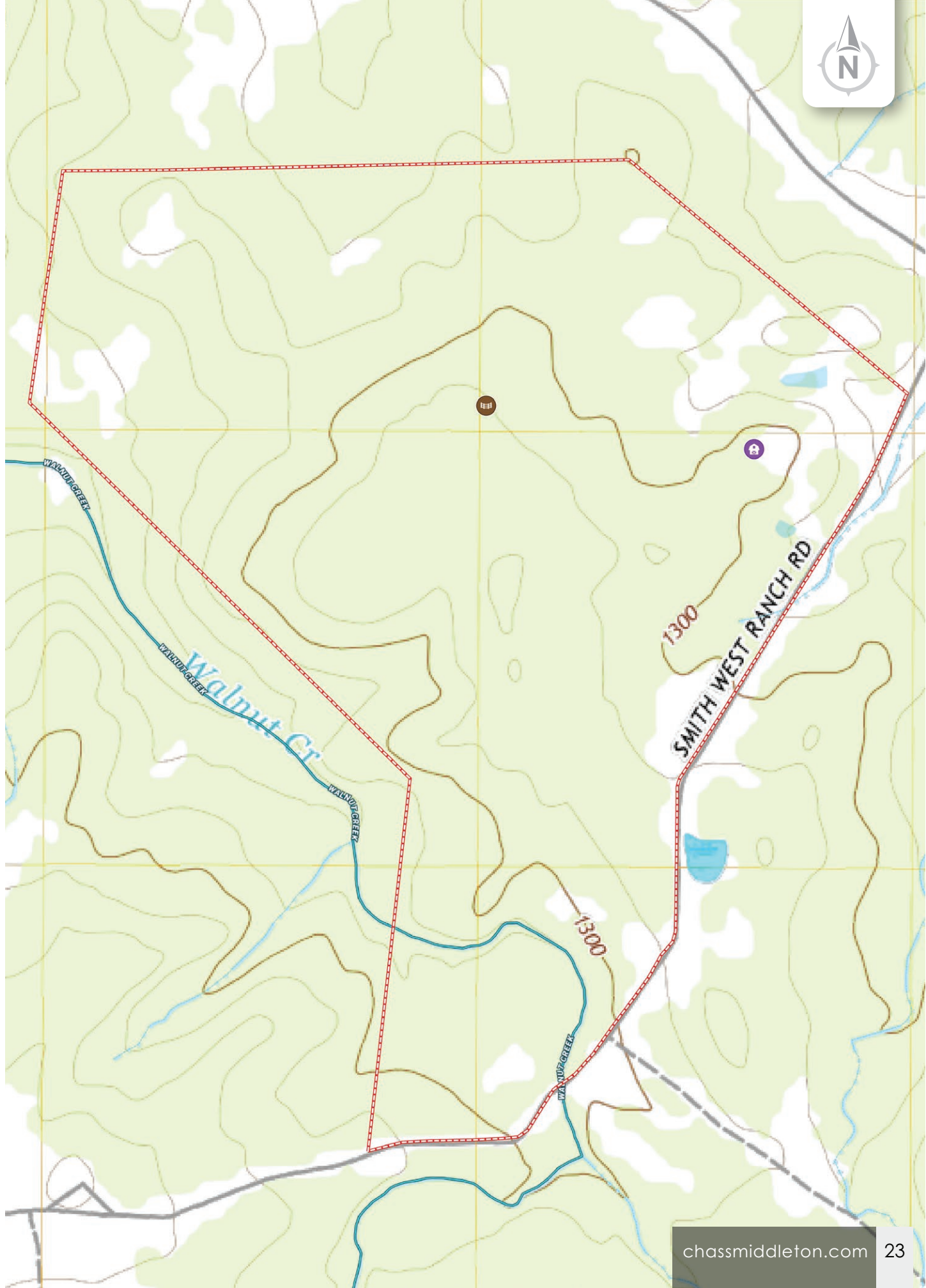








30.4774, -98.4382



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